



BlueVault
PARTNERS, L.L.C.

Nontraded REIT Industry Review

Data as of June 30, 2010

Paladin Realty Income Properties, Inc.

Portfolio Details:

Total Assets	\$159.9 Million
Real Estate Assets	\$152.3 Million
Cash	\$3.1 Million
Securities	\$0.0 Million
Other	\$4.5 Million

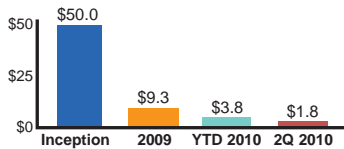


Initial Offering Date:	February 25, 2005
Number of Months Fundraising:	64
Anticipated Offering Close Date:	July 28, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	2.0%
Asset Type:	Diversified
Number of Properties:	12
Square Feet / Units / Rooms / Acres:	131,854 sq. ft. & 2,162 units
Percent Leased:	Not Reported



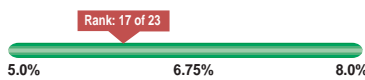
Gross Dollars Raised*



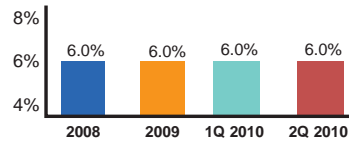
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:6.0%



Historical Distribution

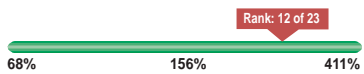


Contact Information

www.PaladinREIT.com
Paladin Realty Advisors
10880 Wilshire Boulevard
Suite 1400
Los Angeles, CA 90024
866-725-7348

Distribution Coverage/ Current FFO - YTD

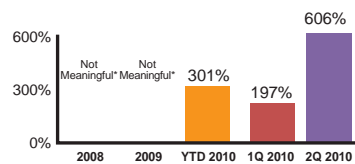
Distribution Coverage Ratio:
YTD Distributions/YTD FFO:301%



YTD Distributions Paid: \$1,377,102
YTD Funds from Operations: \$457,206

*See Notes

Distribution Coverage/ Historical FFO



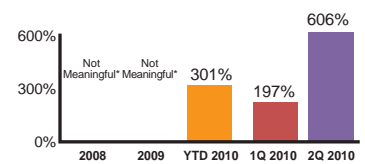
*See Notes

Distribution Coverage/ Current MFFO - YTD

Distribution Coverage Ratio:
YTD Distributions/YTD MFFO301%

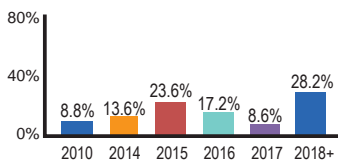
YTD Distributions Paid: \$1,377,102
YTD Modified Funds from Operations: \$457,206

Distribution Coverage/ Historical MFFO



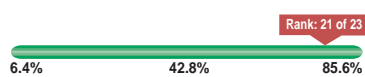
*See Notes

Debt Maturity



Current Debt Ratio

Debt to Real Estate
Assets Ratio:79.9%

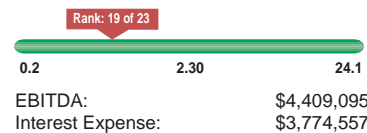


Debt Breakdown

Total: \$121.6 Million
Fixed: \$121.6 Million
Variable: \$0.0 Million
Rate: 5.49 - 7.0%
Term: 1 - 10 yrs

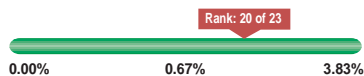
Interest Coverage Ratio

YTD Interest Coverage Ratio:1.2



Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:1.90%



Redemptions Year to Date: 77,502
Wtd. Avg. Shares Outstanding: 4,086,673

Lease Expiration

Not Reported

NOTES: Of the 12 properties owned, 11 were acquired through joint ventures. The Distribution Coverage Ratio is listed as "Not Meaningful" when Funds from Operations (FFO) or Modified Funds from Operations (MFFO) during that period are negative. A negative FFO or MFFO indicates a loss – no accounting earnings to cover the distribution. Keep in mind, however that FFO or MFFO does not indicate when cash actually changed hands. FFO or MFFO is an accrual or accounting measure of profitability that records revenues and expenses when they are incurred – regardless of when cash is exchanged. Debt maturity levels for 2011-2013 were incorrectly reported in the Q1 2010 report. The Company does not have any debt expiring during this period. In addition, debt maturities extend through the year 2020.